

DONALD G. MORASH, JR.
CHAIRMAN



SCOTT AVEDISIAN
MAYOR

CITY OF WARWICK
ZONING BOARD OF REVIEW
WARWICK, RHODE ISLAND 02886
(401) 738-2000

MEETING NOTICE
CITY OF WARWICK
ZONING BOARD OF REVIEW

DATE: TUESDAY, FEBRUARY 14, 2017
TIME: 6:00 P.M.
LOCATION: WARWICK CITY HALL
CITY COUNCIL CHAMBERS - TOP FLOOR
3275 POST ROAD
WARWICK, RI 02886

Petition #10425

Ward 7

708 Greenwich Ave.

The petition of Colbea Enterprises, LLC, 2050 Plainfield Pike, Cranston, RI, and RIDOT, Two Capitol Hill, Providence, RI, request a special use permit to demolish existing one story building, canopy, gas pumps & concrete pad/island and construct a new 3,600 sq. ft. convenience store, a coffee shop with a drive-thru, a new canopy, and six (6) new gasoline dispensers (12 total fueling positions). Also seeking a dimensional variance for less than required front yard setback to the canopy, less than required setback to a residential zoning district, proposed pylon sign being higher than allowed, less than required interior landscaping, and wider than allowed driveway. Assessor's Plat 266, Lot 69, zoned General Business (GB).

Petition #10420

Ward 6

2121 West Shore Rd.

The petition of Sports Legend Pub, Ltd., 2121 West Shore Rd., Warwick, RI, and Umbriago Properties, LLC, 70 Summit Dr., Cranston, RI, request a special use permit to have a nightclub/live entertainment in existing restaurant/bar & grille. Assessor's Plat 350, Lots 335, 336, 338 and 341, zoned General Business (GB).

Petition #10427

Ward 3

207 Betsey Williams Dr.

The petition of Kenneth & Audrey Kampper, 207 Betsey Williams Dr., Warwick, RI, request for a dimensional variance to remove existing garage, den and deck and construct a new addition for a bedroom, family room and a three season room. Proposed addition having less than required side yard setback. Assessor's Plat 328, Lot 299, zoned Residential A-7.

Petition #10428

Ward 9

480 Ives Rd.

The petition of Felicia P. Revens, 5757 Post Rd., East Greenwich, RI, request a dimensional variance to demolish existing single family dwelling and construct a new 2,160 sq. ft. single family dwelling with an attached 12' x 24' garage. Subject property being an existing undersized non-conforming lot, containing less than required lot area, less than required front yard and front corner/street setback. Assessor's Plat 205, Lot 13, zoned Residential A-15.

Petition #10429

Ward 5

Warwick Neck Ave.

The petition of KND Development, LLC, 946 Centerville Rd., Warwick, RI, request a dimensional variance to construct a 28' x 34' single family dwelling with a 6' x 20' covered front porch and a 12' x 8' deck. Subject property being an undersized non-conforming lot, containing less than required lot area, frontage and width. Assessor's Plat 357, Lot 430 (vacant lot to the right of 296 Warwick Neck Avenue), zoned (GB) General Business.

Petition #10430

Ward 5

Warwick Neck Ave.

The petition of KND Development, LLC, 946 Centerville Rd., Warwick, RI, request a dimensional variance to construct a 28' x 34' single family dwelling with a 6' x 20' covered front porch and a 12' x 8' deck. Subject property being an undersized non-conforming lot, containing less than required lot area, frontage and width. Assessor's Plat 357, Lot 432 (vacant lot to the right of Lot 430) zoned (GB) General Business.

Petition #10431

Ward 5

Warwick Neck Ave.

The petition of KND Development, LLC, 946 Centerville Rd., Warwick, RI, request a dimensional variance to construct a 28' x 34' single family dwelling with a 6' x 20' covered front porch and a 12' x 8' deck. Subject property being an undersized non-conforming lot containing less than required lot area, frontage and width. Assessor's Plat 357, Lot 435 (vacant lot to the right of Lot 432) zoned (GB) General Business.

Petition #10432

Ward 8

25 Pace Blvd.

The petition of Dane Ridenour, 1000 Civic Circle, Lewisville, TX 75067, Kalikow Yaphank Dev. Corp., 7001 Brush Hollow Rd., Suite 200, Westbury, New York 11590 & At Home Stores, LLC, 1600 Plano Pkwy, Plano, TX 75074, request a dimensional variance to remove existing vestibule and canopy and construct a new entryway. Proposed entryway being higher in height than allowed. Assessor's Plat 254, Lot 3, zoned General Business (GB).

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Donald G. Morash, Jr., Chairman

*Please be advised that the Zoning Board of Review has adopted Rules and Regulations governing the application process, submission of material, conduct of the public hearing on the application and responsibilities of an action to appeal a decision. These Rules and regulations are posted on the City's web site and are available for review in the Board's office during regular hours. All applicants and objectors are obliged to review these Rules and shall be held responsible for compliance therewith.

If there are any questions on the above petitions, please contact the Zoning Office at 401-921-9534. All inquiries must be made 24 hours in advance of said hearing. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Human Services Department at 739-9150.